124.0	0004	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,094,800 / 1,094,800
					USE VALUE:	1,094,800 / 1,094,800
					ASSESSED:	1,094,800 / 1,094,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
24		MAPLE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	NICOLORO JAMES J & REBBECA E
Owner 2:	
Owner 3:	
Street 1:	24 MAPLE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	NICOLORO JAMES J -
Owner 2:	-
Street 1:	24 MAPLE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 8,255 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1885, having primarily Clapboard Exterior and 3371 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 2 HalfBaths, 11 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8255.000	488,900	5,000	600,900	1,094,800
Total Card	0.190	488,900	5,000	600,900	1,094,800
Total Parcel	0.190	488,900	5,000	600,900	1,094,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 324.77 | /Parcel: 324.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 80049

GIS Ref

GIS Ref

Insp Date 09/16/17

!9649!

PREVIOUS ASSESSMENT

Parcel ID 124.0-0004-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	494,500	5000	8,255.	600,900	1,100,400	1,100,400	Year End Roll	12/18/2019
2019	101	FV	377,500	5000	8,255.	634,300	1,016,800	1,016,800	Year End Roll	1/3/2019
2018	101	FV	377,500	5000	8,255.	467,400	849,900	849,900	Year End Roll	12/20/2017
2017	101	FV	377,100	4900	8,255.	447,300	829,300	829,300	Year End Roll	1/3/2017
2016	101	FV	377,100	4900	8,255.	413,900	795,900	795,900	Year End	1/4/2016
2015	101	FV	356,000	4900	8,255.	347,200	708,100	708,100	Year End Roll	12/11/2014
2014	101	FV	356,000	4900	8,255.	339,200	700,100	700,100	Year End Roll	12/16/2013
2013	101	FV	356,000	4900	8,255.	323,100	684,000	684,000		12/13/2012

PRINT

Date	Time
12/11/20	00:05:46

LAST REV

Date	Time
10/06/17	09:21:11
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 9649

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NICOLORO JAMES	63674-224		5/29/2014	Convenience	1	No	No		
NICOLORO REBECC	57641-519		10/14/2011	Convenience	1	No	No		
NICOLORO JAMES	33837-28		10/16/2001	Family	1	No	No		
BRADLEY MORTON	26008-489		1/30/1996		230,000	No	No		Y

USER DEFINED

Prior Id # 1:	80049
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/5/1999	250	Manual	5,000					REROOF
2/12/1996	27		30,000					REMODEL KIT/BATHS

ACTIVITY INFORMATION

Date	Result	By	Name
9/16/2017	MEAS&NOTICE	HS	Hanne S
11/10/2008	Meas/Inspect	189	PATRIOT
11/24/1999	Meas/Inspect	243	PATRIOT
1/1/1982		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8255		Sq. Ft.	Site		0	90.	0.81	10									600,883						600,900	

Total AC/HA: 0.18951 | Total SF/SM: 8255 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 600,883 | Spl Credit | Total: 600,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1885	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	2 - Softwood	30	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:	1	Rating:	Fair
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	0.96148026
Const Adj.:	0.99693000
Adj $ / SQ:	124.609
Other Features:	110182
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	708538
Depreciation:	219647
Depreciated Total:	488891

COMMENTS

1 FPL NOT WORKING.. OF=XTRA SINK IN 1/2BTH..

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	11	BRs:	5	Baths:	2				HB	1	

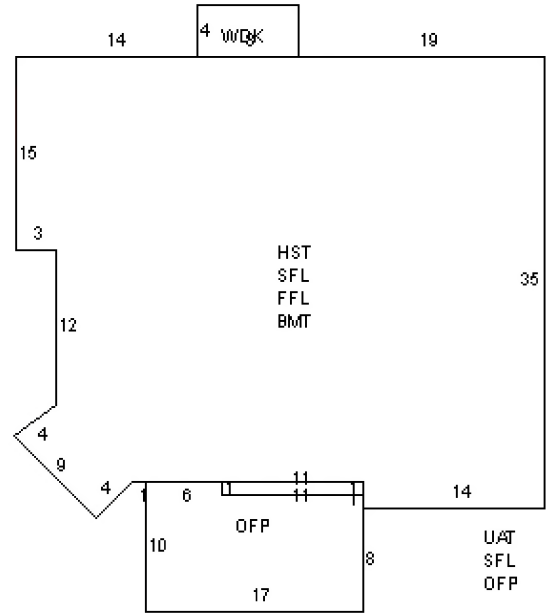
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	11	5	M
Totals			
1	11	5	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	150.78
Special Features:	0	Val/Su Net:	99.37
Final Total:	488900	Val/Su SzAd	145.03

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,355	124.610	168,845
BMT	Basement	1,344	37.380	50,242
FFL	First Floor	1,344	124.610	167,474
HST	Half Story	672	124.610	83,737
OFP	Open Porch	170	26.130	4,441
WDK	Deck	32	15.950	510
UAT	Upper Attic	3	49.840	137
	Net Sketched Area:	4,920	Total:	475,386
Size Ad	3371	Gross Are	5600	FinArea 3371

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

124.0-0004-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	F	AV	1910	19.13	T	40	101			4,600			4,600
19	Patio	D	Y	1	10X20	A	FR	1960	4.13	T	51	101			400			400

More:	N	Total Yard Items:	5,000	Total Special Featues:	Total: 5,000